

# \$189,900 - 5 11913 103 Street, Edmonton

MLS® #E4428359

**\$189,900**

2 Bedroom, 1.50 Bathroom, 725 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

ATTENTION INVESTORS!!! Rented at \$1200/month + tenants pay their own utilities, this turn key investment has a 5.4% cap rate! Don't let the square footage sway you as this 725 sq.ft. multi-level 2 bedroom, 1.5 bathroom unit is roomy, just had new carpet installed, and is move-in ready! The main floor has a spacious living room, kitchen, half bath, and large pantry/storage room. The lower level has the two bedrooms, full bathroom, and laundry/utility room. The unit is west facing with a veranda, and located close to transit, Kingsway Mall, and NAIT, making it a good rental property or for a budget-conscious buyer.



Built in 2009

## Essential Information

MLS® #	E4428359
Price	\$189,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	725
Acres	0.00
Year Built	2009
Type	Condo / Townhouse

Sub-Type Lowrise Apartment  
Style Multi Level Apartment  
Status Active

### Community Information

Address 5 11913 103 Street  
Area Edmonton  
Subdivision Westwood (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2J4

### Amenities

Amenities Detectors Smoke, Front Porc  
Parking Stall

### Interior

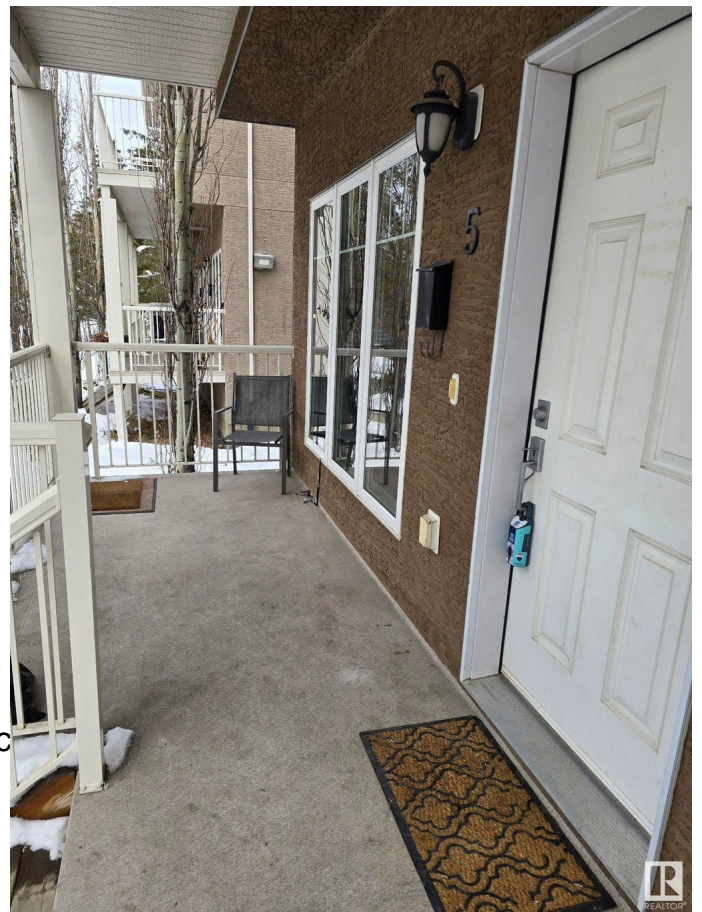
Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,  
Washer  
Heating Forced Air-1, Natural Gas  
# of Stories 3  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Low Maintenance, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 1st, 2025  
Days on Market 87  
Zoning Zone 08  
Condo Fee \$218



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